

1 BILL NO. R-84-03-04

2 DECLARATORY RESOLUTION NO. R-62-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 The east 3.5 feet of the north 133
13 feet of Lot 86 and the south 23 feet
14 of lots 85 and 86 and the south 23
15 feet of the east 34 feet of Lot 84
16 in Rockhill's Amended Addition to
17 the City of Fort Wayne, Allen County,
18 Indiana, together with one-half ($\frac{1}{2}$)
19 of the vacated alley adjoining on the
20 south thereof said east 34 feet of
21 Lot 84, said Lot 85 and said Lot 86
22 in Rockhill's Amended Addition to the
23 City of Fort Wayne, Allen County, In-
24 diana, and all of Lots numbered 87, 88
25 and 89 in Rockhill's Amended Addition
26 to the City of Fort Wayne, Allen County,
27 Indiana, together with one-half ($\frac{1}{2}$) of
28 the vacated alley adjoining said Lots
29 numbered 87, 88 and 89 on the south thereof;
30 also Lots 95, 96, 97, 98, 99 and 100
31 in Rockhill's Amended Addition to the
32 City of Fort Wayne, Allen County, In-
diana, together with one-half ($\frac{1}{2}$) of
the vacated alley adjoining said Lots
numbered 95, 96, 97, 98, 99 and 100
on the north thereof in Rockhill's
Amended Addition to the City of Fort
Wayne, Allen County, Indiana;

33 said property more commonly known as 800 Broadway, Fort Wayne,
34 Indiana;

35 WHEREAS, recommendations have been received from the
36 Committee on Finance and the Department of Economic Development
37 concerning said Resolution;

38 WHEREAS, notice of the adoption and substance of said
39 Resolution has been published in accordance with I.C. 5-3-2 and
40 a public hearing has been conducted on said Resolution;

Page Two

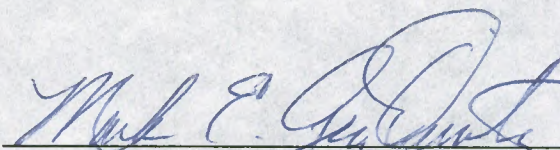
WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

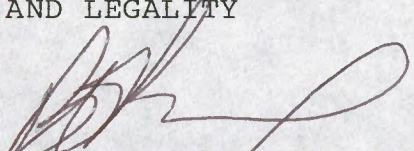
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOX RIVER BOND

25% COTTON

Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 27th day of March, 19 84, at 7:30 o'clock P.M., E.S.

DATE: 3-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>6</u>	<u>1</u>	<u>2</u>		
BRADBURY	<u>✓</u>				
BURNS			<u>✓</u>		
EISBART	<u>✓</u>				
GiaQUINTA			<u>✓</u>		
HENRY	<u>✓</u>				
REDD	<u>✓</u>				
SCHMIDT		<u>✓</u>			
STIER	<u>✓</u>				
TALARICO	<u>✓</u>				

DATE: 5-15-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-62-84

on the 15th day of May, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 16th day of May, 19 84, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of May, 19 84, at the hour of 9 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant St. Joseph Hospital of Fort Wayne, Inc.
2. Owner(s) St. Joseph Hospital of Fort Wayne, Inc.
3. Address of Owner(s) 700 Broadway, Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s) Attorney, Otto M. Bonahoom
(219) 422-3547
5. Relationship of Applicant to Owner(s) if any (same)
6. Address of Applicant 700 Broadway, Fort Wayne, Indiana 46802
7. Telephone number of Applicant Attorney, Otto M. Bonahoom
(219) 422-3547
8. Address of Property Seeking Designation 800 Broadway, Fort Wayne,
Indiana 46802
9. Legal Description of Property Proposed for Designation (may be attached) (See Exhibit A attached)
10. Townwhip Wayne
11. Taxing District Wayne Township, Allen County, Indiana

12. Current Zoning R-3 and B3B - R-3
13. Variance Granted (if any) for parking garage and office building and building set-back variance.
14. Current Use of Property
- a. How is property presently used? as parking garage and medical office building
- b. What Structure(s) (if any) are on the property? 376 bay, 3-tier parking garage and a 39,720 sq. ft. medical office building.
- b. What is the condition of this structure/these structures? good new construction, partially occupied by tenants
15. Current Assessed Value of Real Estate
- a. Land \$31,000.00
- b. Improvements \$564,800.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$44,558.10 to the best of our knowledge
17. Description of Proposed Improvements to the Real Estate Development of medical office facilities in conjunction with St. Joseph's Hospital. Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Construction is complete since fall of 1980, except for partial tenant improvements.
- b. When is completion expected? N/A
19. Cost of Project (not including land costs) \$5,825,000.00 (this does not include tenant improvements).

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at ^{or} ~~of~~ in connection with the project after it is completed? 125

~~location of this new manufacturing equipment?~~

b. What is the nature of those jobs? medical, professional, parking attendants and maintenance employees.

c. Anticipated time frame for reaching employment level stated above? As soon as building is leased up or sooner.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? N/A

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Property was formerly old, vacant houses and gravel parking lot. Highest and best use of the property is commercial as evidenced by surrounding area.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES x NO

26. Financing on Project

What is the status of financing connected with this project?
The project is financed through an economic development bond.

I hereby certify that the information and representation on this Application are true and complete.

ST. JOSEPH HOSPITAL OF FORT WAYNE, INC.

Signature(s) of Owners

March 7 1984
Date

BY:

Richard A. Rielly
Richard A. Rielly

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

EXHIBIT "A"

Legal Description

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.

BONAHOOM, CHAPMAN, McNELLIS
& MICHAELS

2100 FORT WAYNE NATIONAL BANK BLDG.
FORT WAYNE, INDIANA 46802

23778

March 7 19 84

71-27
749

PAY
TO THE
ORDER OF

City of Fort Wayne

\$ 50.00

THE SUM 50 DOLLARS 00 CTS

DOLLARS

LINCOLN NATIONAL BANK

P.O. BOX 960 FORT WAYNE, INDIANA 46801



FOR St. Joseph's Hospital

St. J. Michaels

⑈023778⑈ + ⑈074900275⑈

157⑈632 6⑈

No. 22 March 7, 1984
Received from St. Joseph Hospital of FW
fifty no/100 Dollars
Tax Abatement Application Fee
\$ 50.00
Dobres & Lintemuth

BILL NO. R-84-03-04

*Tabled
until further
notice from
Karl Bandemer
(Please send
back to Karl)*

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED ~~AM~~

~~ORDINANCE~~ A Declaratory Resolution confirming the designation of an

"Economic Revitalization Area" under I. C. 6 - 1.1 - 12.1.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GIZOULINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

*Samuel J. Talarico
Charles B. Rold*

*James S. Stier
Janet G. Bradbury
Thomas C. Henry*

Donald J. Schmidt



The City of Fort Wayne

March 14, 1984

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date
March 17, 1984, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-84-03-01 & R-84-03-02
Bill No. R-84-03-03 & R-84-03-04
Bill No. R-84-03-05 & R-84-03-06
Bill No. R-84-03-07 & R-84-03-08

Please send us 4 copies of each of the Publisher's
Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-03-03 AND R-84-03-04)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on March 13, 1984,
date
designating property at 800 Broadway - St. Joseph Hospital

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, March 27, 1984, at 7:30 P.M.,
date, time & place
Room 128, Council Conference Room, City-County Building, Fort
Wayne, IN 46802

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

30

lines,

1

columns wide equals

30

equivalent lines at

.230¢

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

2 extra

TOTAL AMOUNT OF CLAIM

6.90

1.00

7.90

DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Mar. 17

84

Date

19

Drusilla Roose

Title

CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose, who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 3/17/84

17th March 84

Subscribed and sworn to me before this day of Notary Public

November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-03-03
and R-84-03-4)
Notice is hereby given that the
Common Council of the City of Fort
Wayne, Indiana, approved a Resolu-
tion on March 13, 1984 designating
property at 800 Broadway-St.
Joseph Hospital an Economic Revi-
talization Area. A description of the
affected area can be inspected in the
County Assessor's Office.
Common Council will conduct a
public hearing on whether the above
described resolution should be con-
firmed, modified and confirmed or
rescinded on Tuesday, March 27,
1984, at 7:30 p.m., Room 128,
Council Conference Room, City-
County Building, Fort Wayne, IN
46802. If confirmed, said designa-
tion shall continue for one (1) year
after confirmation.
All interested person are invited to
attend and be heard at the public
hearing.
Sandra E. Kennedy
City Clerk
3/17

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines 5
Body number of lines 23
Tail number of lines 2
Total number of lines in notice 30

COMPUTATION OF CHARGES

30 lines, 1 columns wide equals 30 equivalent lines at 230¢ \$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 9.6 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Mar. 17 84
Date 19 Title CLERK
Drusilla Rose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:
3/17/84
Subscribed and sworn to me before this 17th day of March 19 84
Notary Public
My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-03-03
and R-84-03-4)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on March 13, 1984 designating property at 800 Broadway-St. Joseph Hospital an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, March 27, 1984, at 7:30 p.m., Room 128, Council Conference Room, City-County Building, Fort Wayne, IN 46802. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested person are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
3/17